



755 Jefferson Road - Suite 300
 Rochester, NY 14623
 Telephone: (585) 454-4770/ (888) 250-9056
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New Order No.: xxx-xx-xxxxxx
 Original File No.: xxx-xx-xxxxxx

Tax Account No.: 010.12-3-4
 SWIS Code: 123456

TOWN	SCHOOL DIST.	LOT	TRACT OR SUBDIVISION	SIDE	ADDRESS	DIMENSIONS
Greece	Greece Central	1	ABC Addition	Southeast	123 Stone Road	50.00 x 138.89
ASSESSED TO: John Smith Jane Smith ASSESSED VALUE: \$109,500.00						

WEBTITLE AGENCY, a corporation duly incorporated and existing under the laws of the State of New York, for a valuable consideration to it paid, hereby certifies and guarantees to the record owners of an interest in or specific lien upon the premises above described, that there are no City or County Taxes or Tax Sales now a lien against the real estate described on the tax rolls as above, now payable, except as follows:

DESCRIPTION OF TAX OR ASSESSMENT	AMOUNT	REMARKS
<p>THE SEARCH INCLUDED FOR MONROE COUNTY AND TOWN OF GREECE PURE WATER DISTRICTS AND THE SEARCH INCLUDED FOR LOCAL ASSESSMENTS, VILLAGE OR SCHOOL TAXES PURSUANT TO NEW YORK REAL PROPERTY TAX LAW SECTIONS 302 AND 520 ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.</p> <p>THE REAL ESTATE TAX LIABILITY MAY BE AFFECTED UPON TRANSFER OF TITLE, IF PREMISES HAVE A PARTIAL OR FULL EXEMPTION.</p>		
2018 Town/County Taxes	\$2,246.15	Paid
2017/2018 School Taxes	\$1,926.80	Paid
Monroe County Water	\$0.00	Paid
Property Class Code: 210-Single Family Residence		

Dated: July 5, 2018

WEBTITLE AGENCY

By: Arthur Fonzarelli
 Authorized Officer



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Rochester, NY 14623

A Corporation duly incorporated under the Laws of the State of New York, for a valuable consideration to it paid, does hereby certify and guarantee, that upon the examination of the Indexes to Bankruptcy Proceedings and to Orders Appointing Receivers in the Office of the Clerk of the United States District Court for the **Western District of New York** against the following names, for the respective periods of time as listed below, and for six months prior and subsequent to each such period, and finds nothing except as set out herein.

NAME	FROM	TO
John A. Smith	January 1, 1998	December 15, 2004
Jane B. Smith	January 1, 1998	Date

SEE SCHEDULE "A" ATTACHED HEREWITH FOR BANKRUPTCY INFORMATION

In Witness Whereof **WebTitle Agency** has caused these presents to be signed by its duly authorized officer this **5th day of July, 2018 at 8:59 A.M.**

New Order No.: xxx-xx-xxxxxx
Original File No.: xxx-xx-xxxxxx

WEBTITLE AGENCY

By: Arthur Fonzarelli
Authorized Officer

SCHEDULE "A"

EXCEPT:

Case Name: John A. Smith, ss# xxx-xx-1234 and Jane B. Smith, ss# xxx-xx-5678
Case Number: 1-23-45678-ABC
Chapter: 7
Date Filed: August 6, 1998
Date Discharged: November 13, 1998
Date Terminated: December 16, 1998
Date of Last Filing: December 16, 1998
County: Livingston

EXCEPT:

Case Name: Grady L. Smith, ss# xxx-xx-4321 and Jean M. Smith, ss# xxx-xx-8765
Case Number: 1-34-56789-BCD
Chapter: 7
Date Filed: June 16, 1998
Date Discharged: September 23, 1998
Date Terminated: October 6, 1998
Date of Last Filing: September 25, 2012
County: Erie

EXCEPT:

Case Name: Jean W. Smith, ss# xxx-xx-9874 and Joyce A. Smith, ss# xxx-xx-6789
Case Number: 1-65-345678-CDE
Chapter: 13
Date Filed: May 14, 1998
Date Discharged: September 13, 1999
Date Terminated: September 24, 1999
Date of Last Filing: July 6, 2000
County: Erie

EXCEPT:

Case Name: Irving M. Smith, ss# xxx-xx0123 and Jeanne M. Smith, ss# xxx-xx-3210
Case Number: 1-02-345678-EDF
Chapter: 7
Date Filed: June 12, 2002
Date Discharged: September 18, 2002
Date Terminated: October 8, 2002
Date of Last Filing: October 8, 2002
County: Erie

EXCEPT:

Case Name: Samuel M. Hagar, ss# xxx-xx-8765
Case Number: 1-10-11009-MJK
Chapter: 13
Date Filed: March 18, 2010
Debtor Dismissed: October 24, 2013
Date Terminated: April 25, 2014
Date of Last Filing: April 25, 2014
County: Niagara

EXCEPT:

Case Name: John E. Smith, ss# xxx-xx-1111 and Jane M. Smith, ss# xxx-xx-2222
Case Number: 1-02-02338-CLB
Chapter: 13
Date Filed: March 12, 2007
Date Discharged: October 13, 2011
Date Terminated: November 22, 2011
Date of Last Filing: November 22, 2011
County: Cattaraugus

EXCEPT:

Case Name: William W. Smith, Sr., ss# xxx-xx-3333 and Jeannie M. Smith, ss# xxx-xx-4444
Case Number: 1-07-265850-JLK
Chapter: 7
Date Filed: May 11, 2007
Date Discharged: August 24, 2007
Date Terminated: December 29, 2009
Date of Last Filing: January 20, 2010
County: Monroe

EXCEPT:

Case Name: Justin Hayes Smith, ss# xxx-xx-5555 and Jean Nareau Smith, ss# xxx-xx-6666
Case Number: 1-07-04879-CBB
Chapter: 7
Date Filed: March 7, 2007
Date Discharged: June 21, 2007
Date Terminated: July 3, 2007
Date of Last Filing: August 15, 2007
County: Allegany

ABSTRACT OF TITLE

TO

LOT NO. 16

ABC ADDITION

SOUTHEAST SIDE OF STONE ROAD

TOWN OF GREECE

COUNTY OF MONROE

---MAPS---

Liber 71 of Maps, Page 24

SBL NO. : 060.74-6-5

1.

Thomas R. Miller
and Donna Marie Miller,
his wife

- To -

Frederick W. Smith and
Jeanne R. Smith, his wife

Conveys

Warranty Deed

Dated December 13, 1963

Ack. December 13, 1963

Rec. December 13, 1963

Liber 3527 of Deeds, page 251

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Greece, County of Monroe and State of New York, being Lot No. 16 as shown on a map of STONECROFT ADDITION, a subdivision of the John S. Wright Farm, made by Hevenor and Waller, Inc., Surveyors, in July, 1927, and filed in the Monroe County Clerk's Office in Liber 71 of Maps, at page 24, to which map reference is made for a more particular description.

Subject to covenants, easements and restrictions of record in the Monroe County Clerk's office affecting the premises herein.

Being the same premises conveyed to parties of the first part by deed recorded in the Monroe County Clerk's office in Liber 3210 of Deeds at page 578

Subject to an assumed mortgage now discharged of record November 21, 2001 in Liber 2529 of Discharges, Page 629.

Contains Lien Fund Clause.

Revenue Stamps: \$7.15

NOTE: Set out for descriptive purposes only.

2.

Surrogates Note: Court Proceedings indexed in File #2005-150, show that Frederick W. Smith died testate on December 15, 2004 leaving him surviving his widow, Jeanne R. Smith. Letters of Testamentary were issued to Jeanne R. Smith on January 20, 2005.

Transfer Tax Deposition lists real property as follows: 123 Stone Road, Rochester, New York 14616.

3.

Jeanne R. Smith

- To -

Frederick W. Smith

Power of Attorney

Dated October 1, 1997

Ack. October 1, 1997

Rec. January 8, 2010

Liber 10834 of Deeds, page 216

Party of the first part appoints party of the second part, her attorney-in-fact to act in her name, place and stead with respect to real estate transactions and etc. With full and unqualified authority to delegate any or all of the foregoing powers to any person or persons whom her attorney-in-fact shall select. This power of attorney shall not be affected by any subsequent disability or incompetency of the principal.

4.

**State of New York
Supreme Court
Monroe County**

**Citifinancial, Inc.
1900 Empire Blvd.
Webster, New York 14580**

- vs -

**Jeannine Smith
123 Woodward Avenue
Rochester, New York 14609**

Judgment

Amount: \$2,097.54

Index No.: I2011234567

Perfectured: January 10, 2011

Docketed: February 14, 2011

Attorney: Robert B. Gitlin, Esq.

NOTE: Partially satisfied recorded May 10, 2017 of \$1,619.16 only.



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A Corporation duly incorporated under the Laws of the State of New York, for a valuable consideration to it paid, does hereby certify and guarantee to the record owners of an interest in or specific lien upon the premises hereinafter referred to or described, that upon examination of the Grantor and Mortgagor Indexes in the Office of the Clerk of the **County of Monroe** for Deeds of Conveyance, Wills, Powers of Attorney, and Revocations thereof, Mortgages, Indexes for General Assignments, Affidavits of Foreclosure, Assignments of Mortgages, Sheriff's Certificates of Sales, Homestead Exemptions, Lien Book of Welfare Commissioners, Miscellaneous Records, Orders Appointing Receivers, the Mortgage Book of Loan Commissioners of the United States Deposit Fund, Leases, Contracts, Notice of Pendency of Action, State Criminal Surety Bond Liens, Individual Surety Bond Lien Docket, Index of Incompetency, and Indexes in the Office of the Surrogate of **Monroe County**, against parties holding an interest in subject premises, during the record period of such ownership respectively from and including the date **August 5, 1976** to the date hereof.

And that it finds the items set forth in the foregoing Abstract of Title, and nothing more, and that said items are correctly set forth, and that there is nothing more in said indexes which appears to affect the premises or any part thereof, described in **Liber 1234 of Deeds at page 251** in said Clerk's Office, set forth in said **Abstract of Title in No. 1** on the margin hereof (except liens or encumbrances correctly discharged of record).

4 NUMBERS

And WebTitle Agency further Certifies and Guarantees that no Judgment appears upon the docket books to have been docketed during the last ten years, and no Collector's Bond filed and indexed during the last twenty years, and no Financing Statements affixed to Real Property indexed during the last five years, and no Federal Tax Lien filed during the last ten years and no Mechanic's Lien or Lien Bond filed and indexed during the last year, in said Clerk's Office, against any of the persons who appear from the foregoing Abstract of Title to have held any title to said premises during said periods, which is a lien on said premises, except as correctly set forth in said Abstract of Title, including those taken from the records and files of the Office of the Surrogate of **Monroe County**, are correctly abstracted.

In Witness Whereof **WebTitle Agency** has caused these presents to be signed by its duly authorized officer **this 5th day of July, 2018 at 8:59 A.M.**

New Order No.: xxx-xx-xxxxxx
Original File No.: xxx-xx-xxxxxx

Abstracted by **WEBTITLE AGENCY**

By: Arthur Fonzarelli
Authorized Officer